

# 2024 Truckee Fire Real Estate Defensible Space Training



- Introductions & Measure T
- Requirements within TFPD
- Truckee Fire supports property owners
- Scheduling
- Inspections
- Compliance
- Truckee Fire updates
- Tahoe Donner

# Truckee's Wildfire Prevention Team.



**Eric Horntvedt**  
Wildfire Prevention Manager



**Dillon Sheedy**  
Forester, Asst. Wildfire  
Prevention Manager



**Maria Marsh**  
Wildfire Prevention  
Specialist



**Brittany Shelton-Dooley**  
Wildfire Prevention  
Administrative Assistant



Defensible Space Specialists  
(seasonal)

**SAVE MY #: 530-536-8230**  
[mariamarsh@truckeefire.org](mailto:mariamarsh@truckeefire.org)



# Reducing the threat of wildfire in the Truckee and Donner Summit wildland urban interface areas.

On September 14, 2021, Measure T was approved by 79% of the voters.

This special tax \$179/parcel for the next 8 years creates an annual \$3.7 million dollar Community Wildfire Prevention Fund.

All of Measure T funds are managed by Truckee Fire and are dedicated to local fuel reduction & wildfire mitigation projects that aim to increase Truckee's wildfire preparedness & resilience.

# Measure T 2024.



## Maintain & Refine Existing Core Programs:

- Defensible Space & Home Hardening Inspections & Education
- Curbside Green Waste Pick-Up
- Forest Management & Fuel Reduction Projects
- Community Wildfire Prevention Grants
- Finalize Community Wildfire Protection Plan

## Expand & Develop New Programs:

- Home Hardening Rebates
- Dead Tree Removal
- Elderly, Disabled & Low Income Defensible Space Assistance
- Explore state and federal grant opportunities to increase pace and scale

# Green Waste Disposal Options.



- Truckee Fire Curbside Pick Up *(now including Tahoe Donner!)*
- Truckee Fire 6-yd Dumpster Rebate (\$75)
- Truckee Fire Firewise Dumpster Rebate
- Town of Truckee Green Carts
- Self-Haul to ERL
- Drop-Off Events
  - Tahoe Donner : May 31
  - Rodeo: June 15; July 12

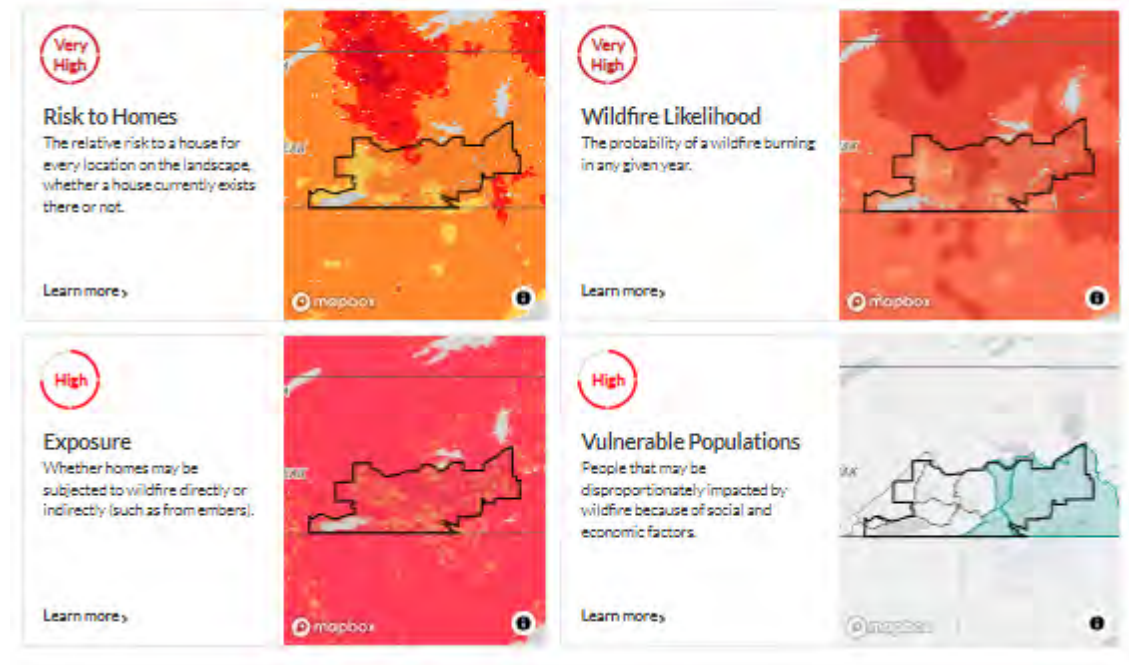


[truckeefire.org/greenwaste](http://truckeefire.org/greenwaste)  
[greenwaste@truckeefire.org](mailto:greenwaste@truckeefire.org)

# WHY DSPACE? (besides law)

- Truckee has a **very high** risk of wildfire—higher than 94% of communities in the US.

Wildfire risk is based on several factors. Understanding which factors affect your community can help you identify strategies to reduce your risk.



# WHAT IS DSPACE:

Reduction of & separation between potential fuel for fires





# DEFENSIBLE SPACE CODES

## State

- PRC 4291
- AB 38 (CIV 1102.19)
- AB 3074

## Local

- Ordinance 02-2012
- Ordinance 01-2019

## Community

- County
- HOAs



# DEFENSIBLE SPACE CODES: REAL ESTATE

## State

PRC 4291

→ AB 38 (CIV 1102.19)

AB 3074

## Local

Ordinance 02-2012

→ Ordinance 01-2019

## Community

County

HOAs

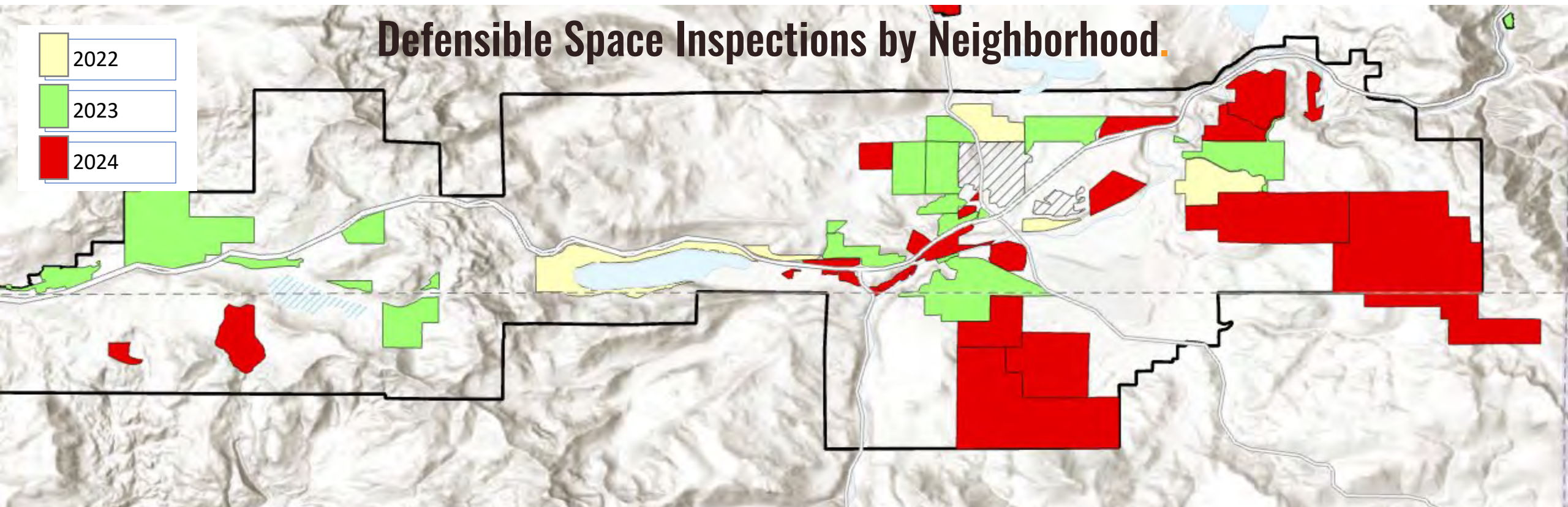


## WHO & WHEN:

(nearly) all properties, at all times.

*Shouldn't it be done before a property is listed for sale?*

By the end of 2024, all properties within TFPD will have received at least a curbside inspection.



# Truckee Fire supports homeowners & real estate professionals

- a. 01-2019 & AB38 (CIV 1102.19)
- b. Inspections
  - Assess property for compliance with PRC 4291 & local ordinances
  - Free of charge
- c. Reports
  - Fulfills disclosure requirement of CIV 1102, EITHER confirming defensible space compliance OR disclosing outstanding violations
  - detailed info on requirements to bring property into compliance
  - also includes Home Hardening features and vulnerabilities of the home
  - report is “valid” for 6 months from the inspection date

CIV 1102.19 (c) "Nothing in this section, including the existence of an agreement between a buyer and seller pursuant to subdivision (b), shall limit the ability of a state or local agency to enforce defensible space requirements pursuant to Section 51182 of the Government Code, Section 4291 of the Public Resources Code, or other applicable statutes, regulations, and local ordinances. "

# FAQ: Does it need an inspection?

- **Question 1: Is it subject to AB38 (CIV 1102.19)?**
  - TFPD operates on our interpretation of CIV1102, but it's up to the owner or their representative to determine if a property is ultimately subject to the real estate requirements.
  - Condo: Does the owner of the unit have the right/responsibility to make changes to the exterior of the building (home hardening) or the vegetation or landscaping surrounding it?
  - Undeveloped lot: does the 100ft radius from a neighboring structure overlap this property?
- **Question 2: Does the existing report fulfill AB38 requirements?**
  - Was it a full access inspection?
  - Did it take place within 6 months of the transaction date?

# DIFFERENT Inspections.

• "BLANKET" VS. REQUESTED

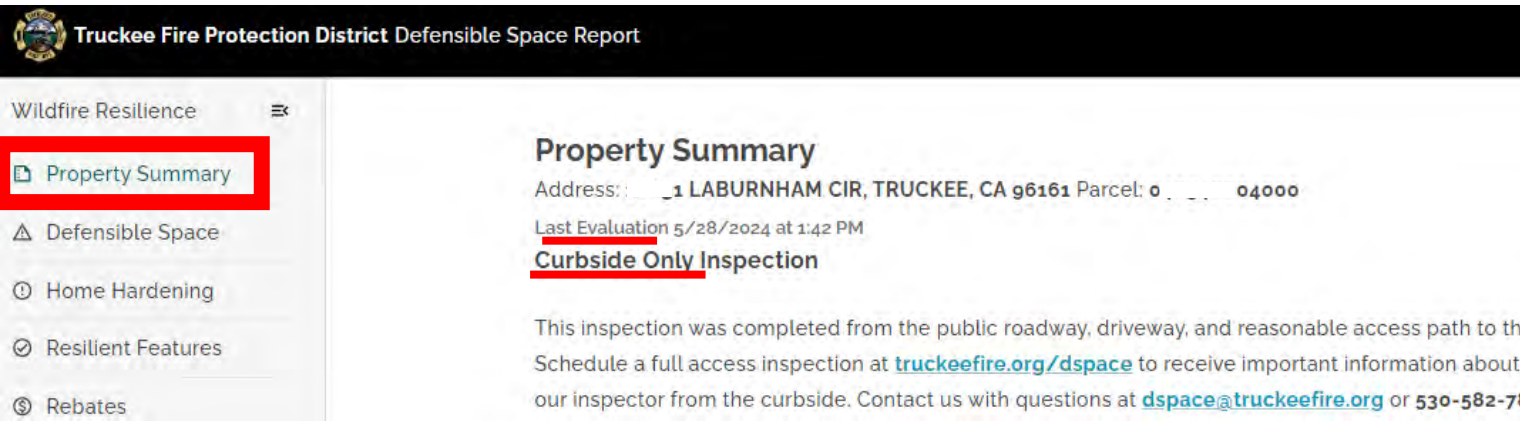
BLANKET INSPECTIONS  
Neighborhoods are inspected every 3 years.

REQUESTED INSPECTIONS  
Special requests related to education, property sales, etc are scheduled **upon request**.

• CURBSIDE VS. FULL ACCESS



# Curbside vs Full Access Inspection



Truckee Fire Protection District Defensible Space Report

Wildfire Resilience

- Property Summary
- Defensible Space
- Home Hardening
- Resilient Features
- Rebates

## Property Summary

Address: 1 LABURNHAM CIR, TRUCKEE, CA 96161 Parcel: 0 04000

Last Evaluation 5/28/2024 at 1:42 PM

### Curbside Only Inspection

This inspection was completed from the public roadway, driveway, and reasonable access path to the front door. Schedule a full access inspection at [truckeefire.org/dspace](https://truckeefire.org/dspace) to receive important information about required defensible space work and home hardening recommendations that weren't visible to our inspector from the curbside. Contact us with questions at [dspace@truckeefire.org](mailto:dspace@truckeefire.org) or 530-582-7888.

Online access

Printed report

## Report Summary

1 LABURNHAM CIR, TRUCKEE, CA 96161

APN: C 0400000000

Last Evaluation May 28, 2024 1:51 PM

### Curbside Only Inspection

This inspection was completed from the public roadway, driveway, and reasonable access path to the front door. A Notice of Inspection was left on-site and/or mailed to the registered address. Schedule a full access inspection at [truckeefire.org/dspace](https://truckeefire.org/dspace) to receive important information about required defensible space work and home hardening recommendations that weren't visible to our inspector from the curbside. Contact us with questions at [dspace@truckeefire.org](mailto:dspace@truckeefire.org) or **530-582-7888**.

# SCHEDULING BASICS



<https://www.truckeefire.org/dspace/>

- i. Owner (or their agent) schedules a real estate defensible space inspection.
- ii. Inspector visits the property, walks the property boundary, takes photos and creates the digital report. Inspector must have access behind any gates or fences.
- iii. No one need be present for the inspection.
- iv. Inspector notifies owner or agent of the completion of the inspection and provides access to the digital report
- v. The inspector will advise if the property is eligible for resolution via photo submission



# SCHEDULING TIPS



<https://www.truckeefire.org/dspace/>

- Schedule early in the process!
- Knowledge is power! Get the inspection before negotiating who will take responsibility for compliance.
- Permits and Certs: STRs & Construction require a different appointment type because they include life & safety inspection, which the property sale does NOT. The dspace inspection from STR and construction CAN be used for property sale purposes.
- Tahoe Donner conducts their own property sale inspections

# SCHEDULING



<https://www.truckeefire.org/dspace/>

Contact info for the person booking the appointment that will receive correspondence about the inspection.

**YOUR INFORMATION**


**FIRST NAME\***

First name ...

**LAST NAME\***

Last name ...

**PHONE\***

 +1

**EMAIL\***

Email ...

Use a comma or press enter/return to add additional email addresses

# SCHEDULING

<https://www.>

Smaller communities within Sierra Meadows can just put “Sierra Meadows”, same for Donner Summit. You can add “Winter Creek” or “Kingvale” to the comments section.

WHERE IS THE PROPERTY LOCATED? \*

Armstrong Tract	
Donner Lake	
Donner Lake (West)	AN EARLIER DATE/TIME
Donner Summit Area	
Glenshire	
Grays Crossing	
Lahontan	
Martis Camp	
Old Greenwood	APPOINTMENT?
Olympic Heights	
Pine Forest	NAME)
Ponderosa Palisades	
Prosser	
Schaffers Mill	
Sierra Meadows	
Tahoe Donner: Do not use this form. (GO BACK to <a href="https://www.truckee.org/dspace">truckee.org/dspace</a> and click the correct button)	
OTHER - please indicate in comments	



# SCHEDULING



<https://www.truckeefire.org/dspace/>

I do my best to accommodate. If a property goes into escrow, **email me** to request that it be prioritized.

DO YOU AUTHORIZE THE INSPECTION TO BE COMPLETED AT AN EARLIER DATE/TIME IF AN INSPECTOR BECOMES AVAILABLE? \*

Yes  No

VACANT LOT? \*

Yes  No

Is this a follow-up inspection after the work has been completed?

RE-INSPECTION? \*

Yes  No

ARE THERE ANY ACCESS ISSUES SUCH AS A LOCKED GATE? \*

Yes  No

I need to access the whole property, including backyards behind gates. You don't need to check this for community gates, e.g. Lahontan.

# SCHEDULING



<https://www.truckeefire.org/dspace/>

Appointments where someone is meeting the inspector remain at their scheduled date/time and **aren't moved up in the calendar.**

These only need to be answered if someone is **meeting the inspector**

WILL SOMEONE MEET THE INSPECTOR FOR THE SCHEDULED APPOINTMENT? \*

Yes  No

IF (Y), WHO WILL MEET THE INSPECTOR? (FIRST & LAST NAME)

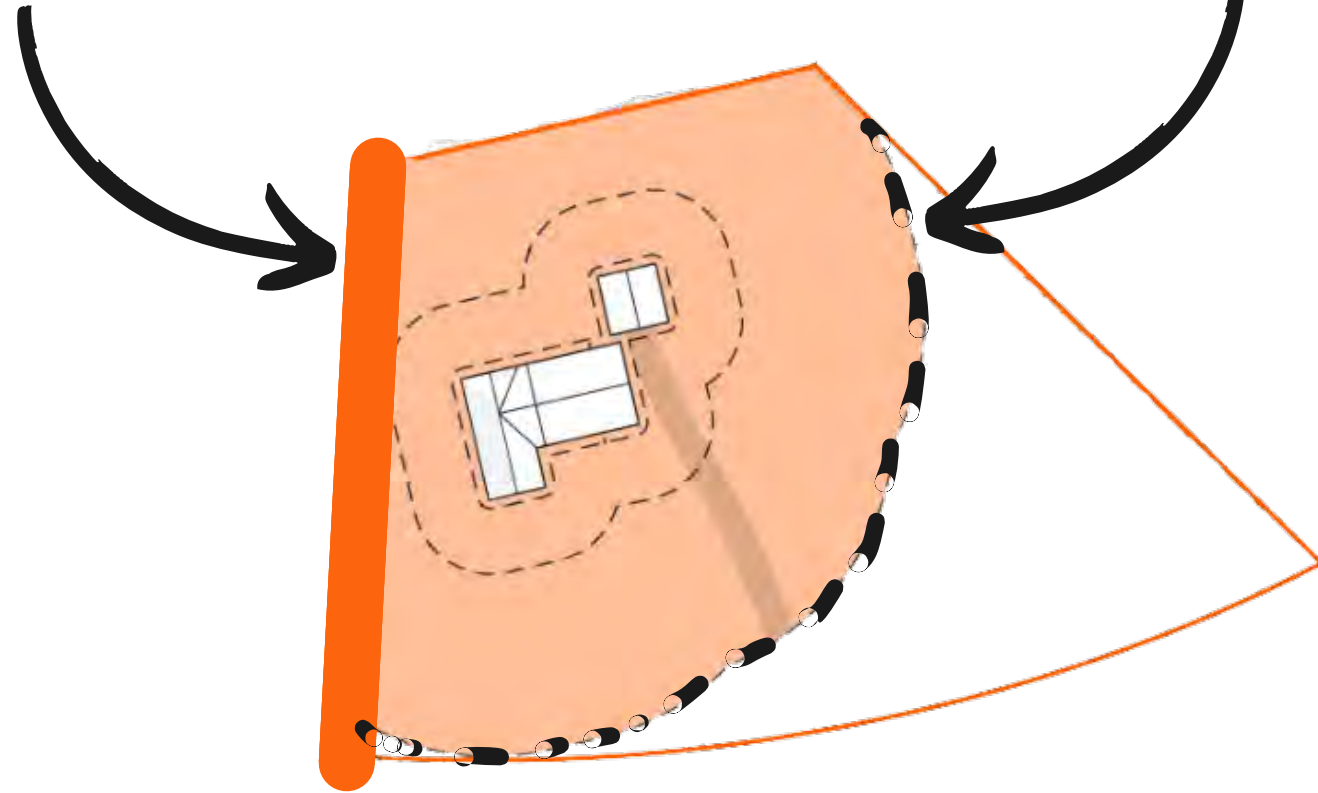
IF (Y) WHAT IS THEIR RELATIONSHIP TO THE PROPERTY?

# INSPECTIONS

property line

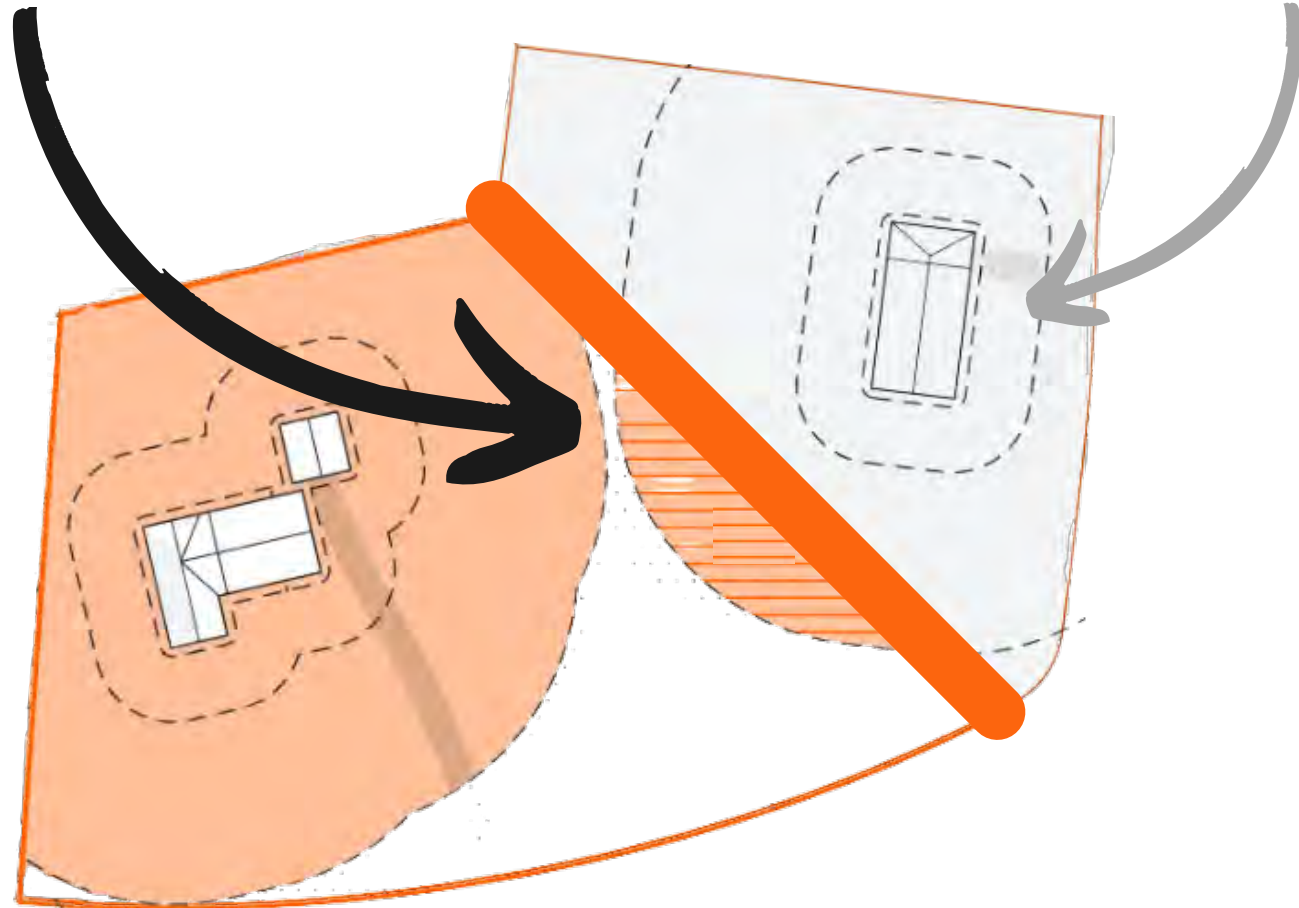
OR

100 ft

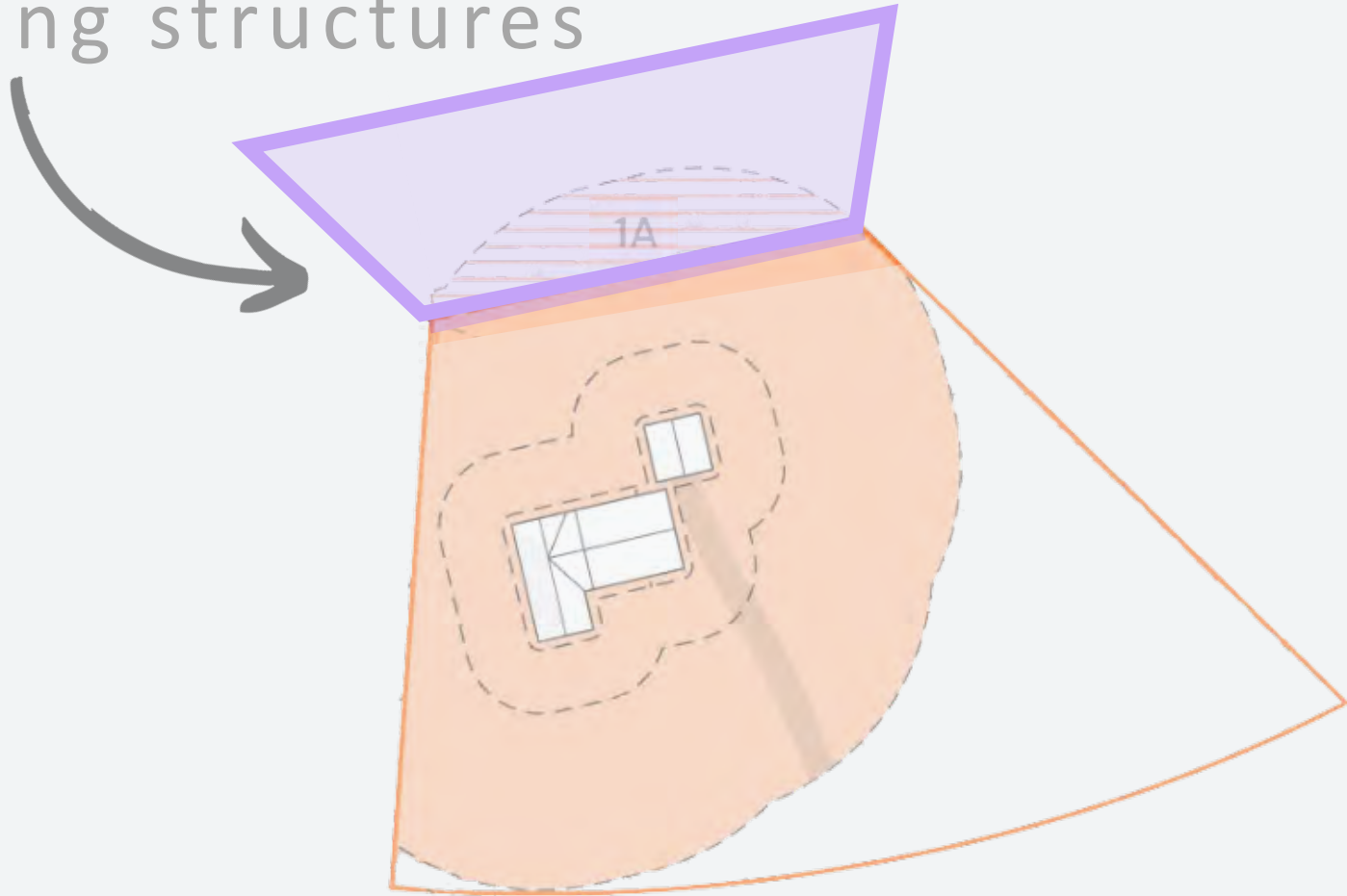


100 ft from

neighboring structures



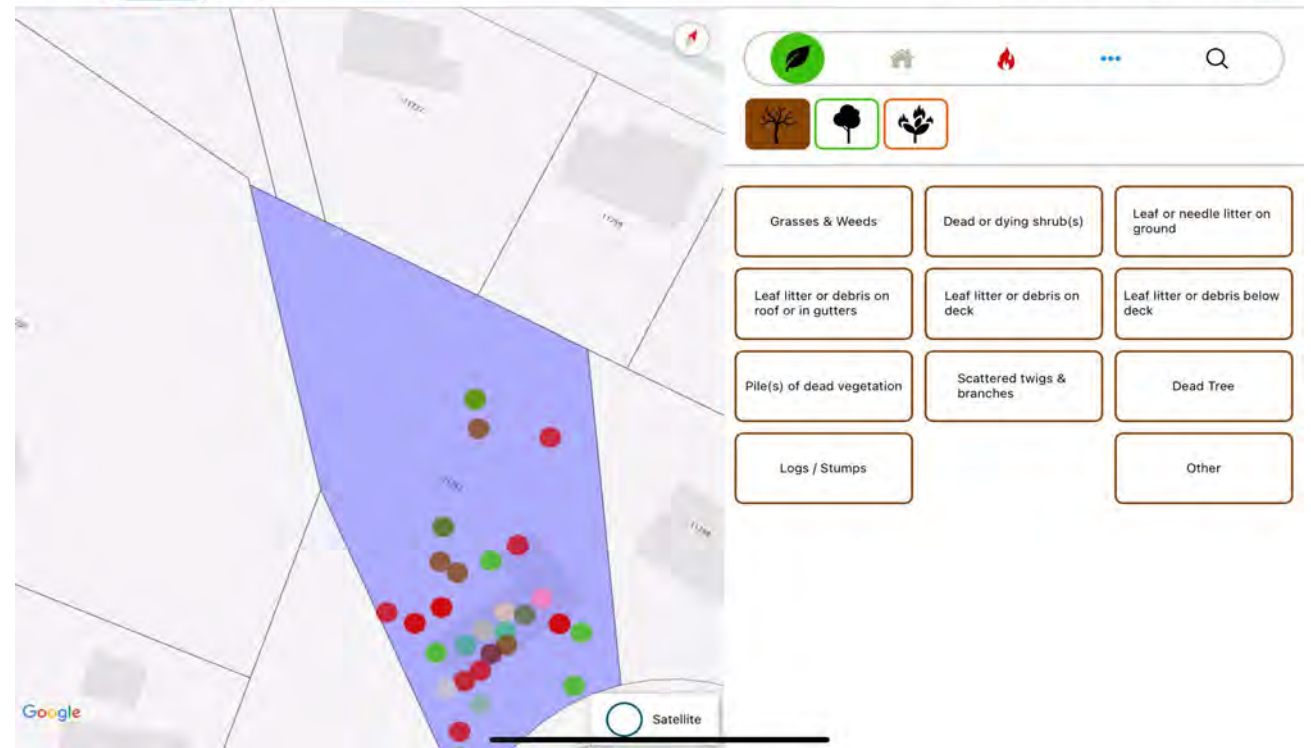
100 ft from  
neighboring structures





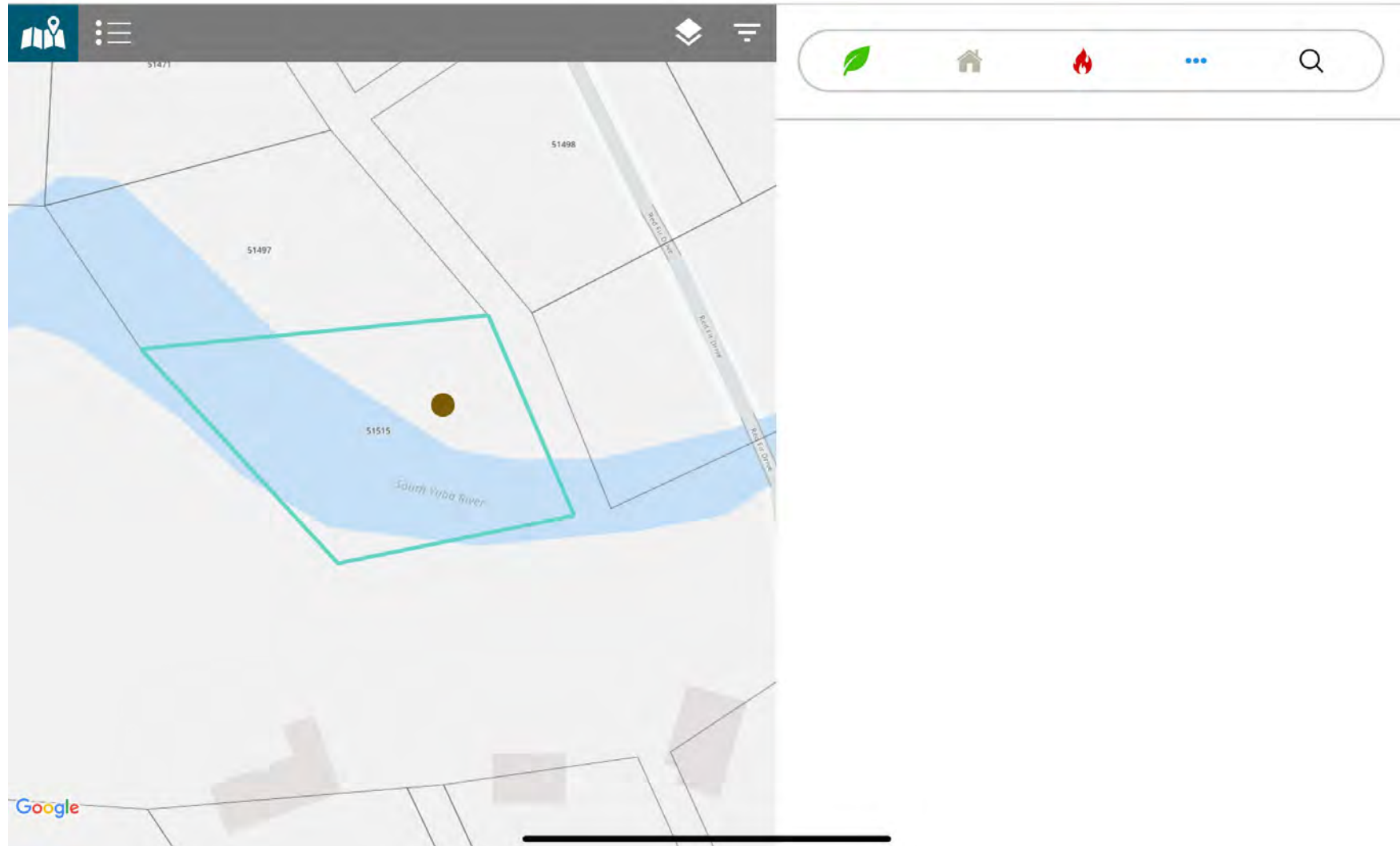
# INSPECTIONS

Our software shows us the boundaries of a property and the pins that we drop for findings are geolocated.





# INSPECTIONS



# THE REPORT & DOING THE WORK

<https://www.defensiblespacereport.org/truckee>

- i. The full report is accessible online, and a version of it can be printed or downloaded.
- ii. Findings, photos, and any markings on the photos are representative of the defensible space principles that must be applied on the property. A finding of “increase shrub spacing” applies to all occurrences of dense shrub growth similar to that area that is captured in the photo.
- iii. Owner, realtor, hired contractors are encouraged to read the full report, including descriptions and Inspector Notes. Accessing the digital report allows the user to click links to redirect to relevant resources for guidance.
- iv. We welcome questions from anyone working on the property for clarity about what work is required
- v. Home Hardening findings are recommendations and don't need to be resolved to get a compliant report

# EARNING COMPLIANCE

- There is no “certificate of compliance”
- 2024 Contractor List & Webinar
- Give contractors access code for the digital report
- Consider guaranteed compliance
- In-person reinspection versus photo resolution

## O Defensible Space Issues

Defensible space issues relate to vegetation identifies violations and improvements required.

# EARNING COMPLIANCE

- 2024 Contractor List

<https://www.truckeefire.org/s/Contractor-List-2024-1.pdf>

*DISCLAIMER: This list is provided as a courtesy to the community. Truckee Fire Protection District does not endorse, recommend, certify, or guarantee that these companies understand or follow applicable laws and regulations. It is the homeowner's responsibility to ensure contractors are appropriately licensed and insured for the work they are hired to perform. The homeowner is responsible for following all applicable laws, regulations, and HOA restrictions during the course of their defensible space project.*

- 2024 Contractor Webinar

<https://youtu.be/uwK-1e8RAvo>

Training is geared toward tree service and defensible space professionals. Please share with anyone regularly conducting defensible space work for you or your clients.

- Guaranteed compliance?

Some contractors are offering guaranteed compliance in their contracts. If our reinspection identifies residual findings, they will return and complete the job without additional charge.

- Responsibility for non-vegetation violations

Moving building supplies, stored combustibles; updating address numbers



## Defensible Space & Tree Removal Service Providers



Contact Information				Specialty Services					
Company Name	Email	Phone	Website	Tree	Stump	Removal	Pruning	Other	Other
And Yard Service	activetreetruckee@gmail.com	530-412-1381		x	-	x	x	x	x
ree Experts	alpentree@gmail.com	530-448-1194	www.alpentree.com	x	-	x	-	x	x
Property Services	bmacdougallaps@gmail.com	530-556-1466		x	x	x	x	x	-
r Pros	office@arborprosnv.com	775-221-3827	www.arborprosnv.com	x	x	x	-	x	x
or Solutions Tree Care	cat@arborsolutionstreecare.com	530-580-8383	www.arborsolutionstreecare.com	x	-	-	-	-	-
uto Tree Service	benutoj@gmail.com	916-990-3724	www.benutotreeservice.com	x	x	x	-	x	x
shwhackers Tree Service	bushwhackerstahoe@gmail.com	530-546-8307	www.bushwhackerstreeservice.com	x	x	x	-	x	x
Jonner Summit Snow Removal	donnersummitsnowremoval@gmail.com	530-308-6007	www.donnersummitsnowremoval.com	x	-	x	-	x	x
Earth Works	beschfred@gmail.com	530-414-1291	www.earthworksdefensiblespace.com	-	x	x	-	-	-
Elements Mountain	info@elementsmtn.co	530-582-0300	www.elementsmtn.co	x	-	x	-	-	x
Elevated Clearing	elevatedclearing@gmail.com	530-536-8830		-	-	x	-	x	-
Elevated Tree Experts	elevatedtreeexperts@gmail.com	775-232-4190	www.elevatedtreeexperts.com	x	x	x	-	x	-
Estate Tree Services (Ika Timberwolve)	todd.twts@gmail.com	530-386-3340	www.timberwolvetreeservice.com	x	x	x	x	x	x
Foresight Fire Consulting	bsteward@foresightfirellc.com	775-815-0743		x	x	x	x	x	-
Four Seasons Landscaping	fourseasonstahoe@gmail.com	530-550-8100		x	x	x	x	x	x
Hagerty Forestry Management	contact@hagertyforestry.com	775-722-2095	www.hagertyforestry.com	x	x	x	x	x	x
Hall Tree	halltree@gmail.com	530-320-8061	www.halltreecompany.com	x	-	x	-	-	x
High Sierra Home Defense	highsierrahomedefense@gmail.com	530-606-0153	www.highsierrahomedefense.com	x	x	x	x	x	-
Higher Ground Landscaping	highergroundstahoe@gmail.com	530-386-5698		x	x	x	x	-	x
Jeremiah's Tree Service	justin@jeremiahstreeservice.com	530-581-1945	www.jeremiahstreeservice.com	x	x	x	-	-	x
Loggers Unlimited	loggersunlimited@yahoo.com	530-477-8211	www.loggersunlimited.com	x	x	x	-	-	x
Maintain Truckee	maintaintruckee@gmail.com	530-386-6605		-	-	-	x	x	-
Mendenhall Tree Service	mendenhalltreeservice@gmail.com	530-608-8535	www.mendenhalltreeservice.com	x	-	-	-	x	-
MO's Defensible Space	mosdefensiblespace@gmail.com	775-204-2922	www.mosdefensiblespace.com	-	-	x	-	x	-
Northwoods Property Maintenance	nwoodspropertymaintenance@gmail.com	530-386-4535		x	x	x	x	x	-
Northwoods Tree & Land Service	northwoodstreeandland@gmail.com	530-401-2619	www.northwoodstreeandland.com	x	x	x	-	x	-
Pacific Crest Tree Care	pacifcresttreecare@gmail.com	530-414-4441	www.pacifcresttreecare.com	x	-	-	-	-	-
Peak Landscape	brian@peaklandscapeinc.com	530-587-4269	www.peaklandscapeinc.com	x	x	x	x	-	-
Contractors	info@rkcontractorsinc.com	775-622-1809	www.rkcontractorsinc.com	x	x	x	-	x	x
Setare Trees	info@setaretrees.com	530-401-7245	www.setaretrees.com	x	x	x	-	x	x
Sherwood Tree Service	sherwoodtreeinc@gmail.com	530-214-0624	www.sherwoodtreeinc.com	x	-	-	x	x	x
Theming Solutions	jtheemling@gmail.com	970-708-3920		x	-	-	-	x	-

# EARNING COMPLIANCE

- Give contractors access code for the digital report

*The printed report includes a maximum of 2 photos per finding. Online access is required to view all photos.*

"Ladder Fuel" vegetation



More photos available

...n may create a "fire ladder" and carry flames from the ground into the canopy. To create vertical separation by removing ground vegetation, shrubs, and trees that are in the drip line (underneath) of mature trees. Also, raise the lowest limbs of the nearby trees. Follow minimum vertical clearance

Required - Please Correct

Protection District Defensible Space Ordinance 02-2012; California Code 4291

# EARNING COMPLIANCE

- **In-person reinspection:** schedule an appointment
  - *“photos are representative”*

- **photo resolution:** submit online
  - *Overall very well maintained property*
  - *Single findings easily captured in photos*
  - *Photo submissions from the same angle as the original*

## Property Summary

Address: [REDACTED] RD, TRUCKEE, CA 96161 Parcel: 019551071000

**Evaluation Note:** This inspection is eligible for resolution via photo submission

Last Evaluation 5/7/2024 at 2:34 PM

Full Access Inspection

Thank you for permitting our inspectors to have full access to your property. While this some items may have been covered or missed. Please make sure to follow DS & HH by [truckeefire.org/dspace](https://truckeefire.org/dspace) or [dspace@truckeefire.org](mailto:dspace@truckeefire.org) or call 530-582-7888



# ← Remove Combustible Materials and Items Under Deck

Photo(s):



Evaluation photo



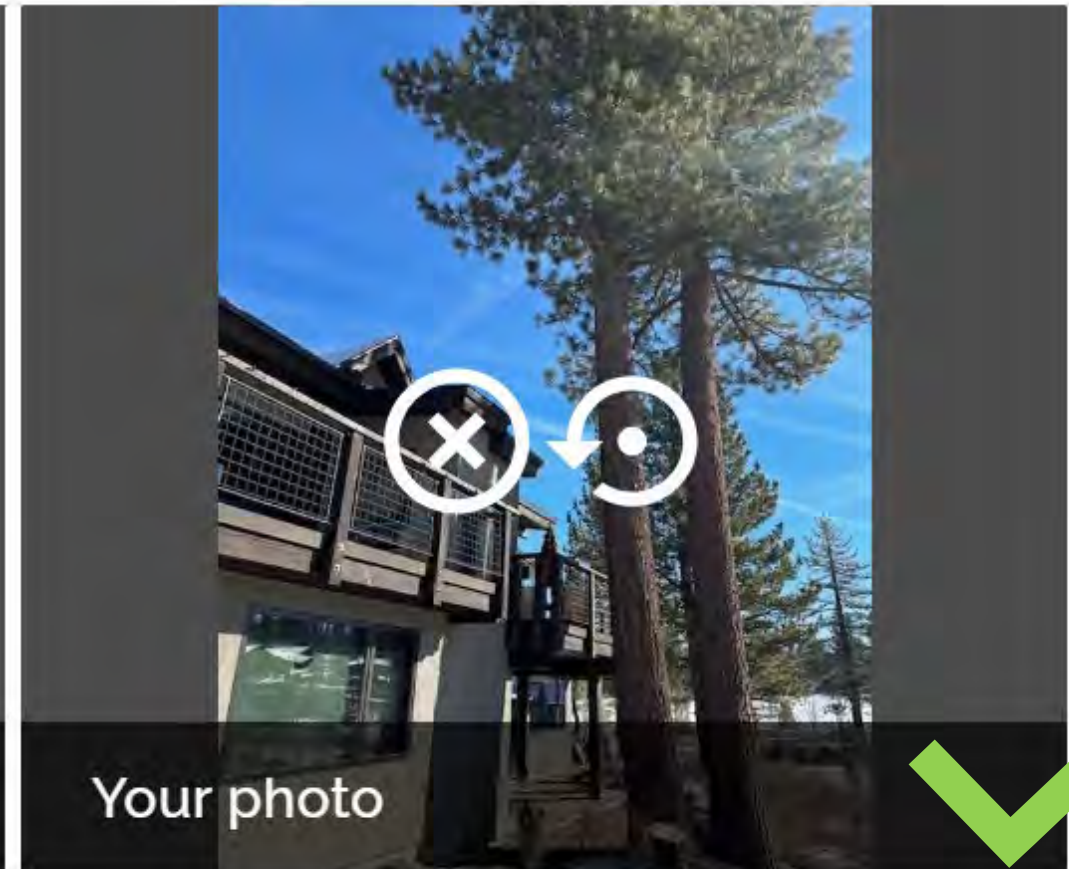
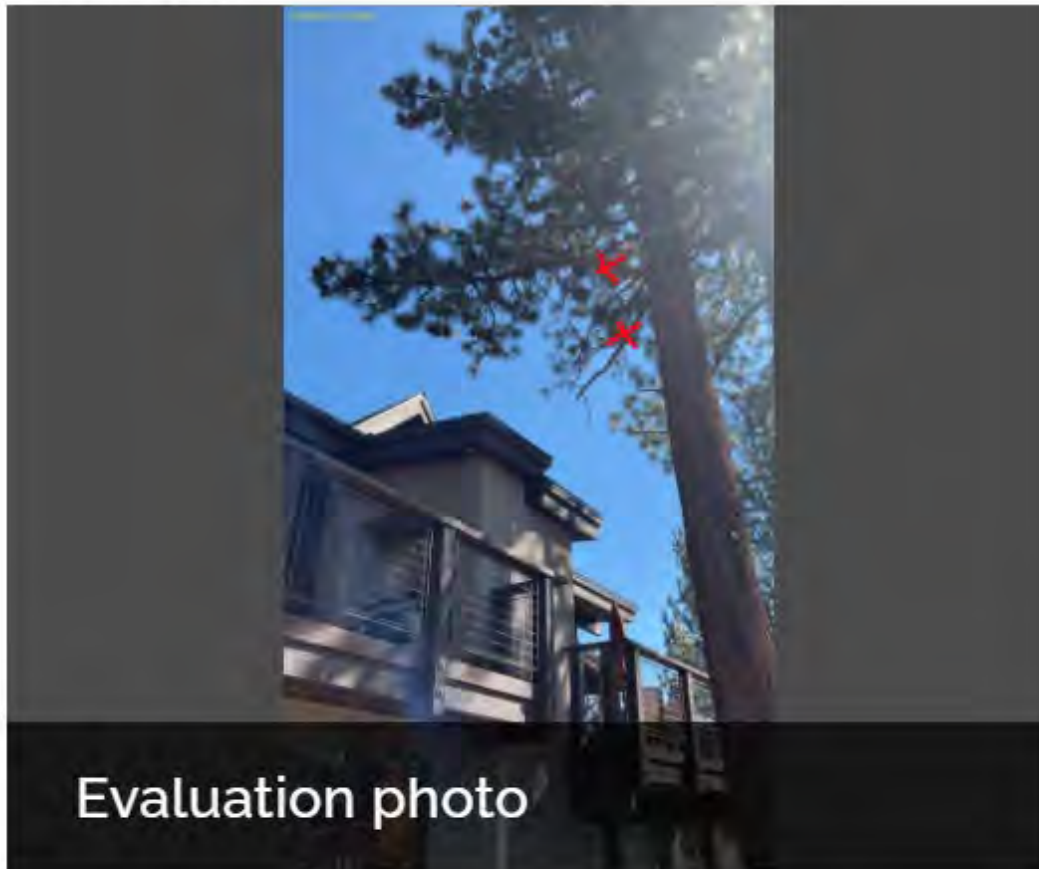
Your photo



## ← Limb Trees 6-Foot Above Ground

Before you mark this issue as resolved we need photos and additional info of how it took to deal with the issue. You can always come back and add the info if you d

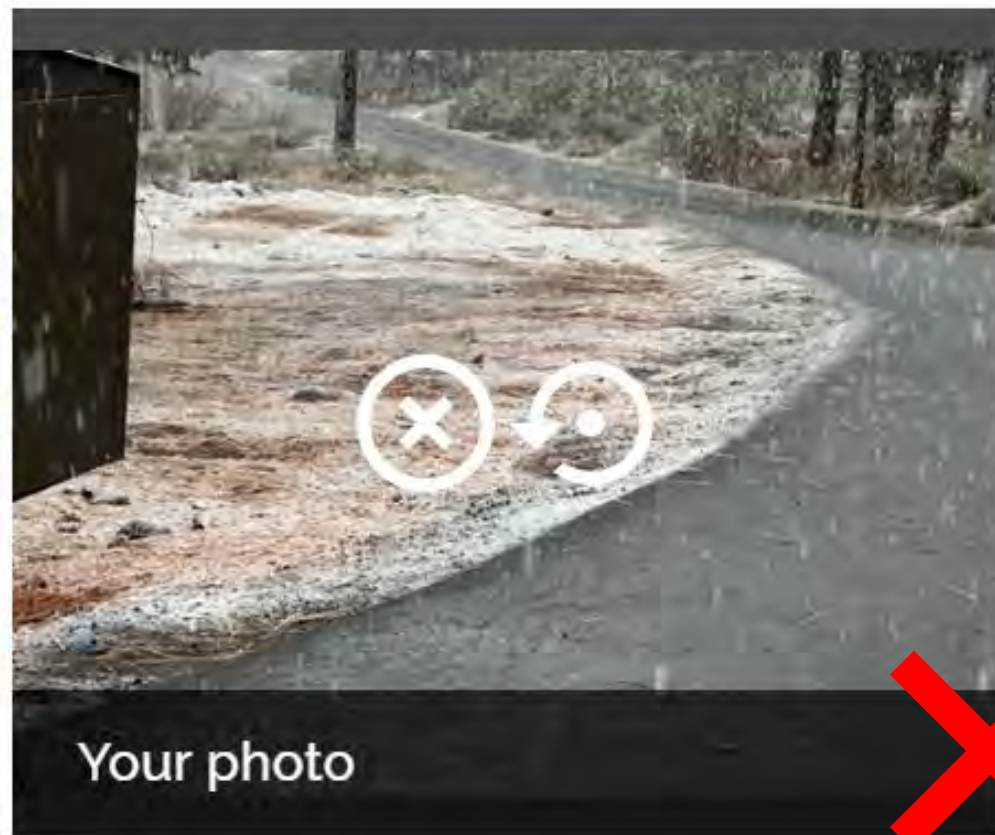
Photo(s):



## ← Remove Trees to Create Adequate Separation and Canop

Before you mark this issue as resolved we need photos and additional info of how long it took to deal with the issue. You can always come back and add the info if you don't

Photo(s):



# NAVIGATING ONLINE

<https://www.defensiblespacereport.org/truckee>

- Access Code
- Create A Login!!
- Reviewing the Report
- Download/Print
- Submitting Resolutions

# “OFF SEASON” INSPECTIONS

- i. Code allows for an exception to confirming dspace compliance; if the seller doesn't obtain or a report, or discloses a report with outstanding violations, the buyer can take responsibility for bringing the property into compliance.
- ii. This may be necessary if there is snow on the ground when the dspace inspection would otherwise take place.
- iii. When weather allows, buyer must schedule an inspection. If the initial inspection report is more than 6 months, there may be new findings.
- iv. We will be notifying buyers via mail if they haven't had a compliant inspection following a real estate transaction.

# TRUCKEE FIRE – Insurance update

<https://www.insurance.ca.gov/01-consumers/200-wrr/Safer-from-Wildfires.cfm>

- Within a Firewise community
  - <https://www.nevadacountyca.gov/2782/Firewise-Communities>
  - <https://www.placer.ca.gov/5739/Firewise-USA-Community-Program>
- Within a Board of Forestry Fire Risk Reduction Community (BOF FRRC)
- Class A roof
- Zone 0 no vegetation and no moveable combustibles
- Zone 0 no gate/fence (attached combustibles)
- No combustible shed within 30 ft of primary
- Under the deck there can't be any vegetation or combustibles
- 4291 compliance
- Double pane windows or shutters present
- Enclosed eaves present
- Ember or flame resistant vents present
- 6 inches of vertical clearance from ground and siding

# TRUCKEE FIRE – other updates

- Defensible Space Ordinance Update
- Fire Prevention Cost Recovery



**THANK YOU!!**

**[mariamarsh@truckeefire.org](mailto:mariamarsh@truckeefire.org)**

**530-536-8230**

